

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): St. Paul

State: MN

PJ's Total HOME Allocation Received: \$37,624,099

PJ's Size Grouping*: B

PJ Since (FY): 1992

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|----------|---------------|---------------|---------------|------------------------------|----|---------|
| | | | | | Group | B | Overall |
| Program Progress: | | | PJs in State: | 6 | | | |
| % of Funds Committed | 91.83 % | 93.88 % | 6 | 93.41 % | 36 | | 32 |
| % of Funds Disbursed | 82.99 % | 88.57 % | 6 | 84.68 % | 29 | | 31 |
| Leveraging Ratio for Rental Activities | 8.38 | 10.85 | 1 | 4.72 | 100 | | 100 |
| % of Completed Rental Disbursements to All Rental Commitments*** | 100.00 % | 98.62 % | 1 | 80.76 % | 100 | | 100 |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 72.92 % | 79.67 % | 6 | 68.18 % | 50 | | 49 |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 93.92 % | 87.90 % | 2 | 80.32 % | 84 | | 79 |
| % of 0-30% AMI Renters to All Renters*** | 48.85 % | 55.78 % | 6 | 45.16 % | 57 | | 55 |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 100.00 % | 99.59 % | 1 | 95.04 % | 100 | | 100 |
| Overall Ranking: | | | In State: | 6 / 6 | Nationally: | 80 | 80 |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$30,476 | \$29,024 | | \$26,037 | 477 Units | | 35.60 % |
| Homebuyer Unit | \$14,924 | \$12,121 | | \$14,755 | 234 Units | | 17.40 % |
| Homeowner-Rehab Unit | \$14,314 | \$12,978 | | \$20,487 | 630 Units | | 47.00 % |
| TBRA Unit | \$0 | \$2,139 | | \$3,225 | 0 Units | | 0.00 % |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): St. Paul MN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| PJ: | \$111,921 | \$125,899 | \$20,147 |
| State:* | \$77,270 | \$109,735 | \$6,144 |
| National:** | \$92,323 | \$73,745 | \$23,292 |

CHDO Operating Expenses:
(% of allocation)

| | |
|----------------------|---|
| PJ: | 1.8 % |
| National Avg: | 1.1 % |

R.S. Means Cost Index: 1.13

| | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|---|
| RACE: | | | | |
| White: | 45.5 | 39.3 | 61.4 | 0.0 |
| Black/African American: | 36.7 | 21.4 | 9.7 | 0.0 |
| Asian: | 10.3 | 9.4 | 2.9 | 0.0 |
| American Indian/Alaska Native: | 1.7 | 0.9 | 1.7 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.2 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.4 | 0.2 | 0.0 |
| Asian and White: | 0.0 | 0.4 | 0.0 | 0.0 |
| Black/African American and White: | 0.2 | 0.4 | 0.0 | 0.0 |
| American Indian/Alaska Native and Black: | 0.2 | 0.0 | 0.2 | 0.0 |
| Other Multi Racial: | 0.8 | 0.4 | 0.0 | 0.0 |
| Asian/Pacific Islander: | 1.9 | 14.1 | 12.7 | 0.0 |

ETHNICITY:

| | | | | |
|----------|---|--|--|---|
| Hispanic | 2.7 | 13.2 | 11.1 | 0.0 |
|----------|---|--|--|---|

HOUSEHOLD SIZE:

| | | | | |
|--------------------|--|--|--|---|
| 1 Person: | 69.4 | 20.5 | 27.8 | 0.0 |
| 2 Persons: | 11.1 | 18.8 | 20.0 | 0.0 |
| 3 Persons: | 8.0 | 13.7 | 13.5 | 0.0 |
| 4 Persons: | 6.9 | 15.4 | 14.0 | 0.0 |
| 5 Persons: | 2.7 | 11.1 | 7.3 | 0.0 |
| 6 Persons: | 1.5 | 6.4 | 4.1 | 0.0 |
| 7 Persons: | 0.4 | 6.8 | 3.8 | 0.0 |
| 8 or more Persons: | 0.0 | 7.3 | 9.5 | 0.0 |

HOUSEHOLD TYPE:

| | | | | |
|------------------------|--|--|--|---|
| Single/Non-Elderly: | 33.3 | 28.6 | 16.5 | 0.0 |
| Elderly: | 40.0 | 1.7 | 19.5 | 0.0 |
| Related/Single Parent: | 20.3 | 26.9 | 22.7 | 0.0 |
| Related/Two Parent: | 5.0 | 33.8 | 37.5 | 0.0 |
| Other: | 1.3 | 9.0 | 3.8 | 0.0 |

SUPPLEMENTAL RENTAL ASSISTANCE:

| | | |
|----------------|--|---|
| Section 8: | 24.1 | 0.0 # |
| HOME TBRA: | 0.0 | |
| Other: | 38.6 | |
| No Assistance: | 37.3 | |

of Section 504 Compliant Units / Completed Units Since 2001 75

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): St. Paul State: MN Group Rank: 80
(Percentile)
State Rank: 6 / 6 PJs Overall Rank: 80
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|----------|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 72.37% | 100 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 49.28% | 72.92 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 93.92 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 90.81% | 100 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.070 | 2.74 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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